



ADVOCATE SACHIN H.PATHAK
B.L.S, LL.B.

Off:- Datta Kripa Apt. Plot No.772, Flat No.02, 1st Floor, Shiravane Market, Sec-1, Nerul, Navi Mumbai-400706.
E - Mail. adv.skumar88@gmail.com, Mob No. +91 8689811001.

Ref No: STR/102/21

BY R.P.A.D/U.C.P

Date: 30/11/2021

SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under the instructions of Mr. Devidas Panditrao Rathod, Having Office at – 118, 1st floor, A - Wing, Skylark, Plot No.63, Sector - 11, CBD Belapur, Navi Mumbai – 400614, I have caused investigations to be made in the offices of the Sub-Registrar of Assurances at Panvel Office no. 1 to 3 and Uran Office upon perusal of the Digitally Certified and Xerox copies of documents provided to me, I have to state as under :-

DISCRIPTION OF THE PROPERTY:-

All that piece and parcel of Agricultural land lying being and situated at - Revenue Village - Vindhane, Taluka - Uran, District - Raigad within the Jurisdiction of the Sub-Registrar of Assurances at Uran, within the territorial limits of Talathi Saja-Vindhane, Panchayat Samittee-Uran, Zilla Parishad - Raigad and the description whereof as per the present record of rights it as under :-



A.



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Revenue Village - Vindhane, Taluka - Uran, District - Raigad.

Name of the Owner	Gat No.	Hissa No.	Total Area
Shri. Ramchandra Sambhaji Gharat & Shri. Madhukar Sambhaji Gharat (Khata No. 505)	158	4	0-46-0 P.K. 1-06-30 ----- 1-52-30

DOCUMENTS PERUSED :-

- A. A copy of 7/12 extracts dated 25/08/2021 in respect of the Survey No.158/4, at - Village - Vindhane, Taluka - Uran, District - Raigad.
- B. A Copies of Mutation Entries Nos. 1491, 2336, 2502, 2503, 3405, 3575 and 5153 dated 25/08/2021 in respect of Gat No. 158/4, at - Village - Vindhane, Taluka - Uran, District - Raigad.
- C. A copy of Form no. 8A, Jamabandi Patrak.





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DETAILS OF MUTATION ENTRIES AND FLOW OF TITLE:-

The observation of the mutation entries is made on the basis of Village Form No.VI of Village -Vindhane, issued by Talathi Saja - Vindhane and it is as under :-

1) **Mutation Entry No. 1491:-**

This Mutation Entry is suggest that, According to Maharashtra Weight & Measure Act 1958 and Indian Coinage Act 1955, the effect of Decimal scheme was given to the records of rights of Gat No. 1 to 315 of the Village-Vindhane, Tal- Uran, Dist.- Raigad.

2) **Mutation Entry No. 2336:-**

This Mutation Entry is not readable condition.

3) **Mutation Entry No. 2502 :-**

This Mutation Entry is suggest that, As per the 32 G order of Agricultural Land Tribunal and Uppar Tahsildar, Uran purchase price of Rs. 1361/- was fixed Gat No. 158/4 of Village-Vindhane, Tal- Uran, Dist.-Raigad. In favour of Tenants Smt. Parvati Sambhaji Gharat & other was recorded as Kabjedar inter alia the name of Jaibulisa Bino Ibrahim Tungekar was recorded as boza was kept in other rights of column.



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4) **Mutation Entry No. 2503:-**

This Mutation Entry is suggest that, Protected tenants Smt. Parvati Sambhaji Gharat & other completely paid boza & pursuant to which boza of owner Jaibulisa Bino Ibrahim Tungekar was deleted from the other right column of Gat No. 158/4 of Village-Vindhane, Tal- Uran, Dist.-Raigad and Certificate 32 M issued.

5) **Mutation Entry No. 3405 :-**

This Mutation Entry is suggest that, As per Notification dated 06/07/2006 in the official gazette of the Government of Maharashtra the said land i.e. Gat No. 158/4 of Village-Vindhane, Tal- Uran, Dist.-Raigad is eligible for Acquisition for "Mahamumbai Special Economic Zone" project. Hence boza was kept in other rights column.

6) **Mutation Entry No. 3575 :-**

This Mutation Entry is suggest that, The Boza of land acquisition for "Mahamumbai Special Economic Zone" project was deleted from the other right column of Gat No. 158/4 of Village-Vindhane, Tal- Uran, Dist.-Raigad as per letter dated 18/02/2011 of Revenue Forest Division, Mantralay, Mumbai and Hon'ble District collector letter dated 01/03/2011.



G.



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7) Mutation Entry No. 5153 :-

This Mutation Entry is suggesting that, As per Application of Shri. Ramchandra Sambhaji Gharat, Late Parvati Sambhaji Gharat was died on 27/03/2016, her legal heirs has already recorded hence her name was deleted from 7/12 extract of Gat No. 158/4 of Village -Vindhane, Tal - Uran, Dist.- Raigad.

SEARCH AT SUB - REGISTRAR OFFICES PANVEL NO. 1 to 3 AND
URAN:-

I have taken search of the index - II as maintained and as available in the office of the Sub - Registrar of Assurances at Panvel Offices 1 to 3 and Uran i.e. for the period of last 30 years as under mentioned by vide Search Receipt bearing No. 4765/2021 dated 23/11/2021. The original receipt is annexed herewith. Notice of Intimations not available for search & hence I have taken on line search also as available.

During the search of registers of Index - II, I found that, some pages of Index - II register of every year are either missing, not maintain properly, partly torned or not readable condition.



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PANVEL SUB-REGISTRAR OFFICE NO. 1

Year	Particulars
1992-2008	Nil

PANVEL SUB-REGISTRAR OFFICE NO. 2

Year	Particulars
2003-2008	Nil

PANVEL SUB-REGISTRAR OFFICE NO. 3

Year	Particulars
2005-2008	Nil

URAN SUB-REGISTRAR OFFICE

Year	Particulars
2008-2021	Nil



5.



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OPINION :-

Subject to aforesaid details given in above, Subject to documents and materials placed before me for inspection & subject to unreadable mutation Entries No. 2336 for investigation of title, I am of the opinion that :-

- A) As per Mutation Entry No. 2502, 2503, 5153 and Form no. 8A, Jamabandi Patrak, after demise of Smt. Parvati Sambhaji Gharat her two sons i.e. (1) Shri. Ramchandra Sambhaji Gharat & (2) Shri. Madhukar Sambhaji Gharat (Khata No. 505) are the owners of Survey / Gat No. 158/4, area 0 - 46 - 00 (H - R - P) & Potkharaba 1- 06 - 30 (H-R-P) at Village - Vindhane, Taluka - Uran, Dist - Raigad.
- B) I do not found any adverse entries in respect of the captioned property. The said property is occupancy class ii land i.e. tenant land hence permission of concerned authority is required for transfer of the said property. Hence, the captioned property is free from any encumbrances. Hence the title is clear & marketable.



G.



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The above mentioned **Search & Title Report** is given on the basis of records of rights produced before me and from the records with the registers of Index II of the Sub-Registrar Panvel and Uran available **“as is where is basis”** without any liability on the part of the undersigned.

This search and Title report is issued at the request of our client Mr. Devidas Panditrao Rathod.

Hence, this Search & Title Report is issued.

Date :- 30/11/2021



Sachin H. Pathak
(Advocate High Court)

SACHIN H. PATHAK
BLS, LLB, Advocate
Plot No. 772, Flat No. 02, 1st Floor,
Datta Kripa Apt., Shiravane Market,
Nerul, Navi Mumbai - 400 706.